

When Recorded Return To:

Edge Homes Utah, LLC  
13702 S. 200 W. #B12  
Draper, UT 84020

**SUPPLEMENT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS,  
AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR  
MT. SARATOGA**

**A Master Planned Community  
(Quailhill Plats G, H, & J)**

This Supplement to the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Supplemental Declaration**") is executed and adopted by Edge Homes Utah, LLC, a Utah limited liability company ("**Declarant**").

**RECITALS**

A. This Supplemental Declaration shall modify and supplement the Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Mt. Saratoga ("**Declaration**") recorded with the Utah County Recorder's Office on July 10, 2018 as Entry No. 64461:2018.

B. Edge Homes Utah, LLC is the Declarant as designated in a transfer of Declarant rights from DCP Saratoga, LLC.

C. Edge Homes Utah, LLC is the owner of the real property subject to this Supplemental Declaration and hereby consents to subjecting the Subject Property to the terms, covenants and restrictions contained herein and those terms, covenants and restrictions contained in the Declaration.

D. Under the terms of the Declaration, Declarant reserved the right to expand the Mt. Saratoga Project by the addition of all or a portion of the Additional Land described in the Declaration.

E. Declarant desires to add a portion of the Additional Land as hereinafter provided for.

**ANNEXATION**

**NOW THEREFORE**, in consideration of the recitals set forth above, the Declarant hereby declares and certifies as follows:

1. Annexation of Additional Land. Declarant hereby confirms that all of the real property identified on Exhibit A attached hereto, together with (i) all buildings, improvements, and structures situated on or comprising a part of the above-described real property, whether now existing or hereafter constructed; (ii) all easements, rights-of-way, and other appurtenances and rights incident to, appurtenant to, or accompanying said real property;



**EXHIBIT A**  
**SUBJECT PROPERTY/ADDITIONAL LAND**  
**(Legal Description)**

All of **Quailhill at Mt. Saratoga Plat G**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 117933:2019.

**Parcel Numbers: 50:110:0701 through 50:110:0725**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 425.62 FEET AND WEST 94.03 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 224.58 FEET; THENCE N59°41'56"W 179.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 889.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S71°42'12"W) 65.53 FEET THROUGH A CENTRAL ANGLE OF 4°13'23" (CHORD: N20°24'29"W 65.51 FEET); THENCE ALONG THE ARC OF A 1376.00 FOOT RADIUS CURVE TO THE RIGHT 134.00 FEET THROUGH A CENTRAL ANGLE OF 5°34'47" (CHORD: N19°43'48"W 133.95 FEET); THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 23.57 FEET THROUGH A CENTRAL ANGLE OF 90°02'24" (CHORD: N28°05'26"E 21.22 FEET); THENCE N73°06'38"E 168.81 FEET; THENCE ALONG THE ARC OF A 312.00 FOOT RADIUS CURVE TO THE RIGHT 197.81 FEET THROUGH A CENTRAL ANGLE OF 36°19'34" (CHORD: S88°43'35"E 194.51 FEET); THENCE N38°03'03"E 58.59 FEET; THENCE N22°27'24"E 118.48 FEET; THENCE S64°04'51"E 96.05 FEET; THENCE N50°21'37"E 54.13 FEET; THENCE S37°26'33"E 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 606.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S37°26'33"E ) 2.82 FEET THROUGH A CENTRAL ANGLE OF 0°15'58" (CHORD: N52°41'26"E 2.82 FEET); THENCE N52°49'25"E 30.87 FEET; THENCE S37°10'35"E 151.00 FEET; THENCE S52°49'25"W 67.79 FEET; THENCE S43°32'45"W 94.82 FEET; THENCE S40°59'22"W 56.06 FEET; THENCE S43°32'45"W 218.48 FEET TO THE POINT OF BEGINNING.

All of **Quailhill at Mt. Saratoga Plat H**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 117934:2019.

**Parcel Numbers: 50:111:0032 through 50:111:0033**  
**50:111:0801 through 50:111:0833**

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 880.81 FEET AND WEST 10.35 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N64°04'51"W 96.05 FEET; THENCE N86°09'52"W 9.51 FEET; THENCE N1°26'31"W 80.24 FEET; THENCE N2°12'52"W 61.17 FEET; THENCE N31°02'01"E 39.13 FEET; THENCE N3°50'44"W 68.26 FEET; THENCE N58°57'59"W 13.40 FEET; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE LEFT 36.58 FEET THROUGH A CENTRAL ANGLE OF 9°11'33" (CHORD: N63°33'46"W 36.54 FEET); THENCE N21°50'28"E 99.98 FEET; THENCE S62°41'59"E 65.26 FEET; THENCE S58°57'59"E 192.67 FEET; THENCE N31°02'01"E 98.35 FEET; THENCE N4°41'51"E 64.98 FEET; THENCE N36°05'20"E 100.31 FEET; THENCE S54°58'20"E 46.49 FEET; THENCE S58°15'20"E 46.50 FEET; THENCE S60°55'20"E 48.60 FEET; THENCE S61°23'40"E 279.00 FEET; THENCE S28°36'20"W 156.00 FEET; THENCE N61°23'40"W 13.47 FEET; THENCE S31°38'57"W 65.09 FEET; THENCE S36°17'43"W 51.00 FEET; THENCE S40°17'53"W 51.00 FEET; THENCE S44°13'15"W 51.00 FEET; THENCE S48°08'38"W 51.00 FEET; THENCE S51°52'55"W 51.01 FEET; THENCE S52°49'25"W 117.31 FEET; THENCE N37°10'35"W 151.00 FEET; THENCE S52°49'25"W 30.87 FEET; THENCE ALONG THE ARC OF A 606.00 FOOT RADIUS CURVE TO THE LEFT 2.82 FEET THROUGH A CENTRAL ANGLE OF 0°15'58" (CHORD: S52°41'26"W 2.82 FEET); THENCE N37°26'33"W 100.00 FEET; THENCE S50°21'37"W 54.13 FEET TO THE POINT OF BEGINNING.

All of **Quailhill at Mt. Saratoga Plat J**, according to the official plat on file in the office of the Utah County Recorder as Entry Number 51430:2020.

**Parcel Numbers:** 50:113:0901 through 50:113:0941

More particularly described as:

A PORTION OF THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5, SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT LOCATED N0°17'59"E 187.14 FEET AND EAST 330.09 FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N46°27'15"W 470.80 FEET; THENCE N43°32'45"E 100.00 FEET; THENCE N40°59'22"E 56.06 FEET; THENCE N43°32'45"E 94.82 FEET; THENCE N52°49'25"E 185.09 FEET; THENCE N51°52'55"E 51.01 FEET; THENCE N46°08'38"E 51.00 FEET; THENCE N44°13'16"E 51.00 FEET; THENCE N40°17'53"E 51.00 FEET; THENCE N36°17'43"E 51.00 FEET; THENCE N31°38'57"E 65.09 FEET; THENCE S61°23'40"E 13.47 FEET; THENCE N28°36'20"E 156.00 FEET; THENCE S61°23'40"E 232.50 FEET; THENCE S28°36'20"W 156.00 FEET; THENCE N61°23'40"W 4.59 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A 966.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N60°47'29"W) 406.39 FEET THROUGH A CENTRAL ANGLE OF 23°38'54" (CHORD: S41°00'58"W 403.52 FEET); THENCE S52°49'25"W 144.78 FEET; THENCE ALONG THE ARC OF A 449.00 FOOT RADIUS CURVE TO THE LEFT 26.29 FEET THROUGH A CENTRAL ANGLE OF 3°21'16" (CHORD: S51°08'47"W 26.28 FEET); THENCE S40°31'51"E 94.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 354.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S40°31'51"E) 20.75 FEET THROUGH A CENTRAL ANGLE OF 3°21'16" (CHORD: N51°08'47"E 20.75 FEET); THENCE N52°49'25"E 2.42 FEET; THENCE S37°10'35"E 156.00 FEET; THENCE S52°49'25"W 55.83 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N23°31'41"E) 36.62 FEET THROUGH A CENTRAL ANGLE OF 6°59'38" (CHORD: S69°58'08"E 36.60 FEET); THENCE S16°32'03"W 159.18 FEET; THENCE N68°07'43"W 127.01 FEET TO THE POINT OF BEGINNING.